



City of Aurora

City Hall - Second Floor

44 E. Downer Place
Aurora, IL 60507

Building, Zoning, and Economic Development Committee Meeting Minutes - Final

Wednesday

February 12, 2025

4:00 PM

Chairperson Patty Smith

Vice Chair Shweta Baid

Alderman Carl Franco

Alderman Mike Saville

Alderman Bill Donnell

Members of the public wishing to provide public comment for this meeting must be physically present at the meeting and registered to speak prior to the meeting being called to order. Please contact the Aldermen's Office at (630) 256-3020.

CALL TO ORDER

Chairperson Smith called the meeting to order at 4:01 pm.

ROLL CALL

Present: 5 - Chairperson Patty Smith, Vice Chair Shweta Baid, Alderman Carl Franco, Alderman Mike Saville and Alderman Bill Donnell

APPROVAL OF MINUTES

25-0100

Approval of the minutes from the Building, Zoning and Economic Development Committee meeting held on January 29, 2025.

A motion was made by Alderman Franco, seconded by Vice Chair Baid, that this agenda item be accepted and filed. The motion carried.

Ayes: 5

PUBLIC COMMENT

Mr. Matthew Soerens spoke in support of item 25-0079.

AGENDA

[24-1005](#)

An Ordinance Annexing Property Located at 40 W 098 Galena Boulevard to the City of Aurora, Illinois, 60506.

Steve Broadwell, Zoning & Planning - City of Aurora
Lawrence Bohringer, CFO Christ Community Group

A motion was made by Alderman Franco, seconded by Alderman Saville, that this agenda item be recommended for approval. The motion carried.

Ayes: 5

[25-0076](#)

A Resolution authorizing the Mayor and City Clerk to execute an Amendment to a Design Phase Engineering Agreement in the not-to-exceed amount of \$14,800 and execute a Construction Phase Engineering Agreement in the not-to-exceed amount of \$102,300 with Crawford, Murphy and Tilly, Inc. This resolution will also authorize an Agency Agreement with the State of Illinois for the Rehabilitate Airfield Lighting Vault (ARR-4915) and Replace Vault Generator (ARR-5117) projects located at the Aurora Municipal Airport.

Steve Andras, Aurora Airport - City of Aurora

A motion was made by Alderman Saville, seconded by Alderman Franco, that this agenda item be recommended for approval. The motion carried.

Ayes: 5

[25-0079](#)

An Ordinance Establishing a Conditional Use Planned Development, Approving the Las Rosas Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of R-5 Multiple-Family Dwelling District, R-4 Two-Family Dwelling District and R-2 One-Family Dwelling District for the property located at 550 2nd Avenue and 545-563 E. Benton Street

Jill Morgan, Zoning & Planning - City of Aurora
Lori Baker - AID
Heide Wang - WJW Architects
Rick Guzman - The Neighbor Project

A motion was made by Alderman Franco, seconded by Alderman Saville, that this agenda item be recommended for approval. The motion carried.

Ayes: 5

[25-0080](#)

A Resolution Approving the Final Plat for Lots 1-3 of Las Rosas Subdivision located at 550 2nd Avenue and 545-563 E. Benton Street

Jill Morgan, Zoning & Planning - City of Aurora

Lori Baker - AID

Heide Wang - WJW Architects

Rick Guzman - The Neighbor Project

A motion was made by Alderman Franco, seconded by Alderman Saville, that this agenda item be recommended for approval. The motion carried.

Ayes: 5

[25-0081](#)

A Resolution Approving a Final Plan for Lot 1 of Las Rosas Subdivision, located at 550 2nd Avenue, for a mixed-use development

Jill Morgan, Zoning & Planning - City of Aurora

Lori Baker - AID

Heide Wang - WJW Architects

Rick Guzman - The Neighbor Project

A motion was made by Alderman Franco, seconded by Alderman Saville, that this agenda item be recommended for approval. The motion carried.

Ayes: 5

CLOSED SESSION

ADJOURNMENT

A motion was made by Alderman Franco, seconded by Alderman Saville, that this meeting be adjourned. The motion carried. Chairperson Smith adjourned the meeting at 4:51 pm.

Ayes: 5

THIS MEETING AGENDA SHALL ALSO SERVE AS NOTICE THAT A MAJORITY OF A QUORUM OF THE CITY COUNCIL OF THE CITY OF AURORA, ILLINOIS MAY ATTEND OR PARTICIPATE IN THIS COMMITTEE MEETING. NO OFFICIAL ACTION OF THE CITY COUNCIL SHALL OCCUR AT THIS COMMITTEE MEETING. MINUTES OF THE COMMITTEE MEETING SHALL CONSTITUTE THE OFFICIAL RECORD OF THE COMMITTEE MEETING AND ANY MEETING OF THE MAJORITY OF THE QUORUM OF THE CITY COUNCIL OCCURRING AT THE SAME TIME AND LOCATION.

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Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Aldermen's Office at least 48 hours in advance of the scheduled meeting. The Aldermen's Office can be reached in person at 60 E. Downer Place, Aurora Illinois, via telephone at 630-256-3020 or email at AldermensOffice@aurora.il.us. Every effort will be made to allow for meeting participation.